

3/5/2025 3:30:08 PM Autodesk Docs://Los Gatos North 40/ARCH - Los Gatos North 40 - Site - P22.rvt



② PASEO ELEVATION - EAST  
1" = 20'-0"



① PASEO ELEVATION - WEST  
1" = 20'-0"

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### PROJECT

#### NORTH 40 PHASE II

North 40  
Los Gatos, CA 95032

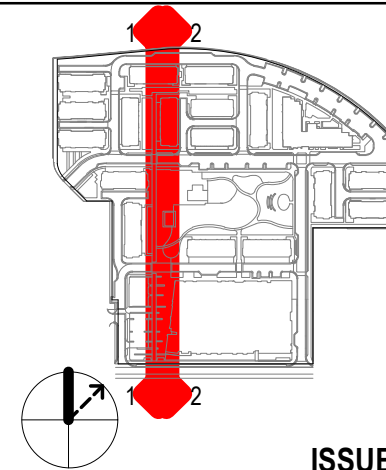


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#### Grosvenor-Property Americas

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### KEYPLAN



### ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

### TITLE

#### PASEO ELEVATIONS

### SHEET NUMBER

L2.00

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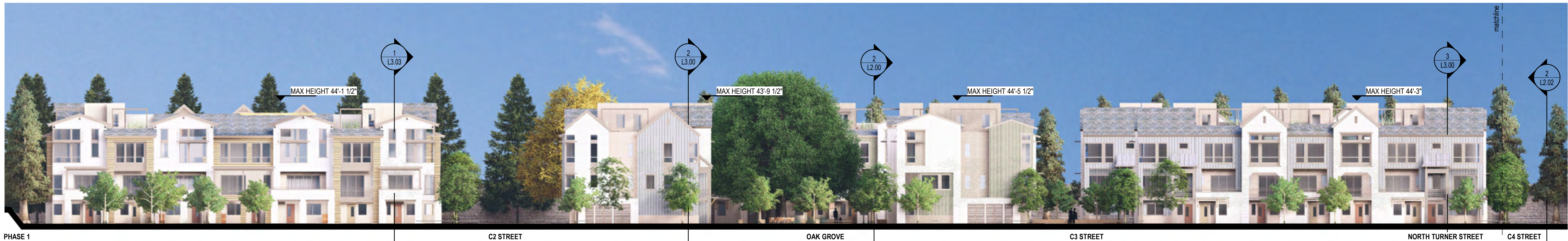
## EXHIBIT 13



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② NORTH TURNER STREET - SOUTH  
1" = 20'-0"



① NORTH TURNER STREET - NORTH  
1" = 20'-0"

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### PROJECT

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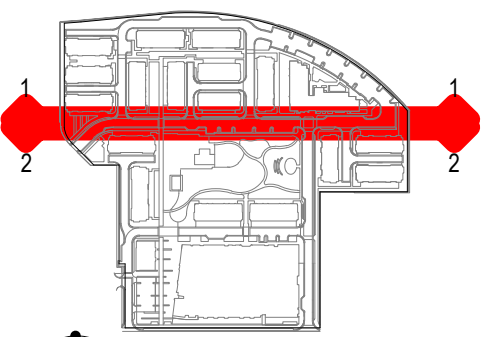
GROSVENOR

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### TITLE

#### NORTH TURNER STREET ELEVATIONS

### SHEET NUMBER

L2.01

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2 C4 STREET WEST  
1" = 40'-0"



1 C4 STREET EAST  
1" = 40'-0"

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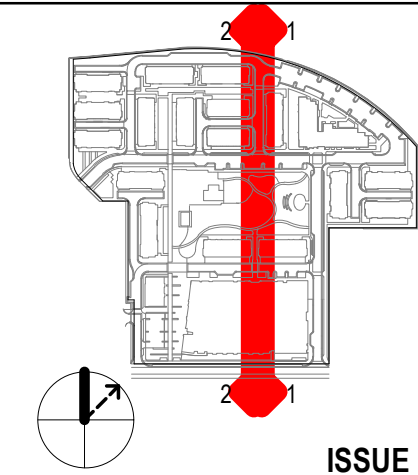
**NORTH 40 PHASE II**  
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Los Gatos, CA 95032



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### TITLE

**C4 STREET ELEVATIONS**

### SHEET NUMBER

**L2.02**

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## 2 MIDBLOCK - SOUTH

1" = 40'-0"



## 1 C5 STEET WEST

1" = 40'-0"

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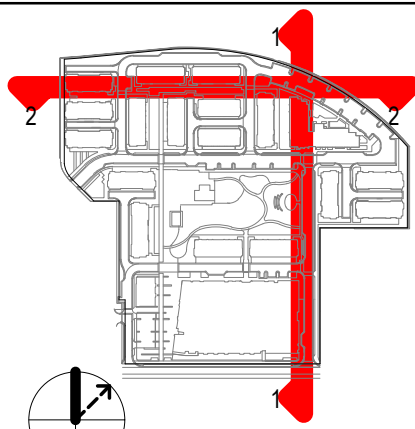


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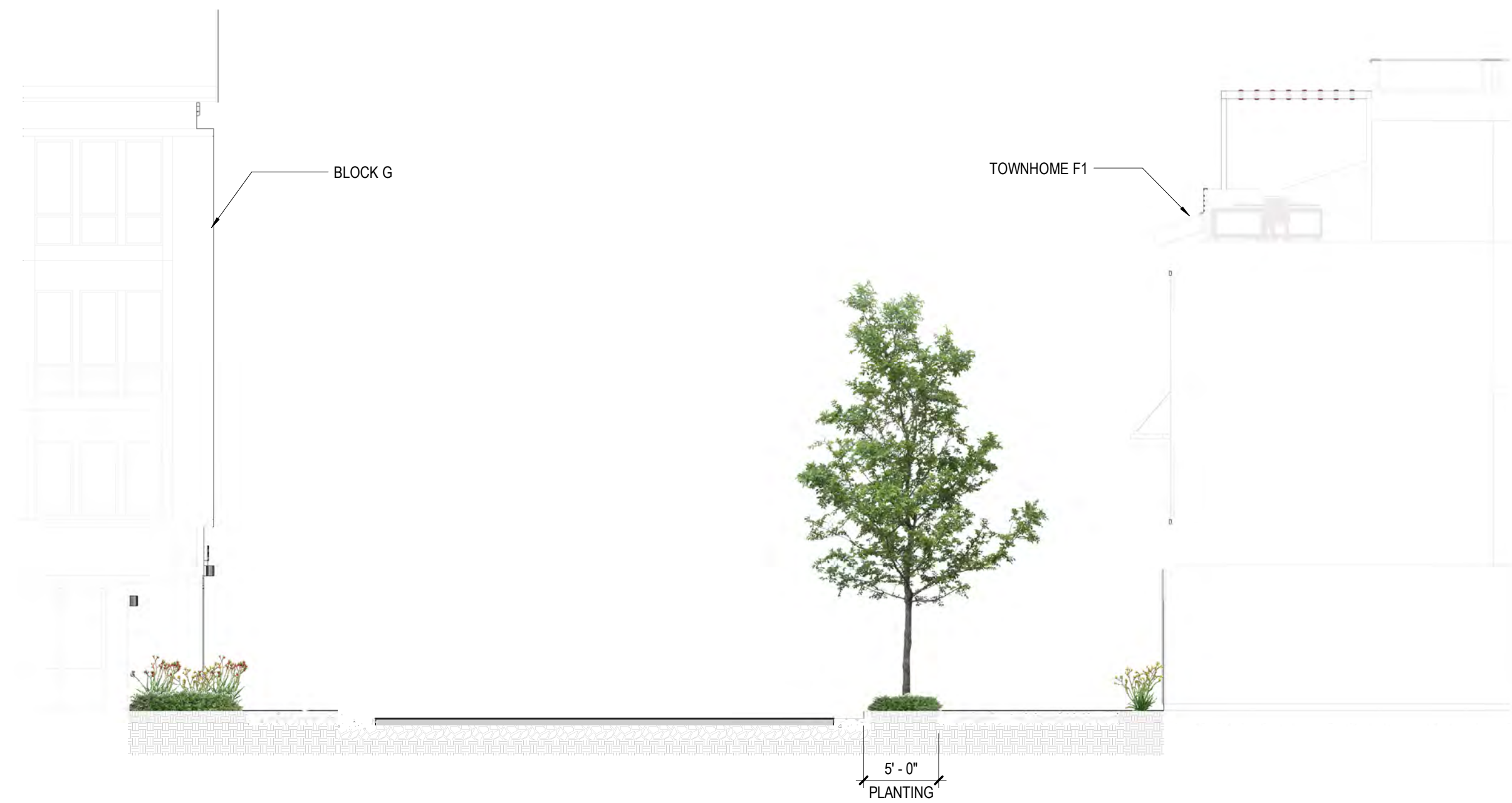
TITLE  
C5 STREET AND  
COURTYARD  
ELEVATIONS  
SHEET NUMBER

L2.03

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④ NORTH TURNER STREET - SECTION 4  
1/8" = 1'-0"



③ NORTH TURNER STREET - SECTION 3  
1/8" = 1'-0"



② NORTH TURNER STREET - SECTION 2  
1/8" = 1'-0"



① NORTH TURNER STREET - SECTION 1  
1/8" = 1'-0"

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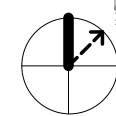
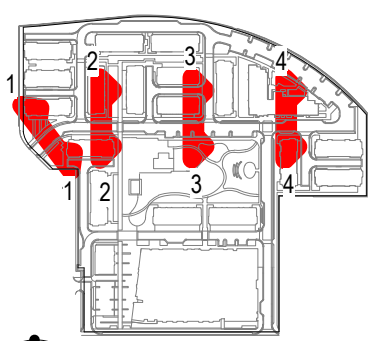


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Job Number 492028.000

### TITLE

**NORTH TURNER STREET  
SECTIONS**

### SHEET NUMBER

**L3.00**

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PROJECT

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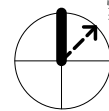
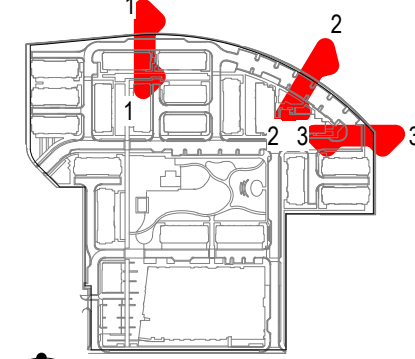


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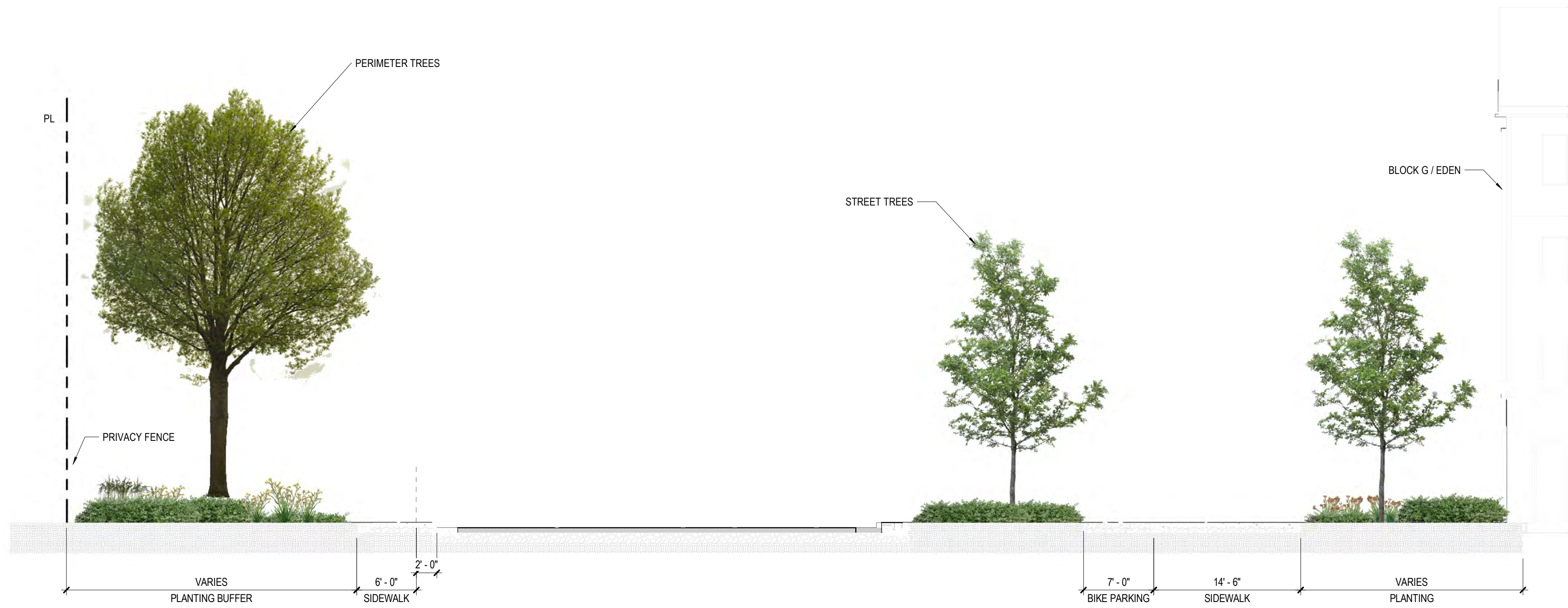
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5TH STREET SECTIONS

SHEET NUMBER

L3.01

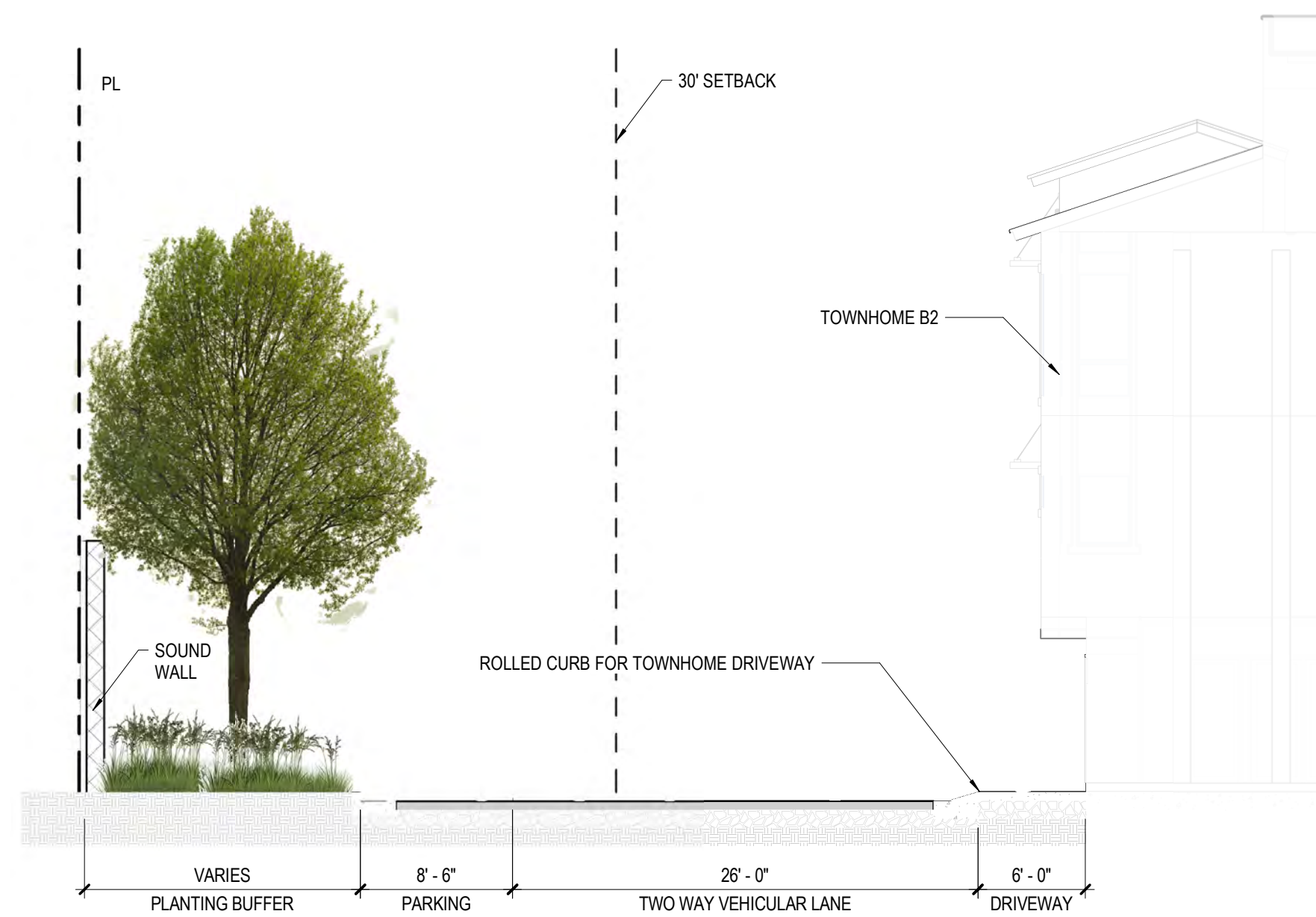
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3 5TH STREET - SECTION 3  
1/8" = 1'-0"



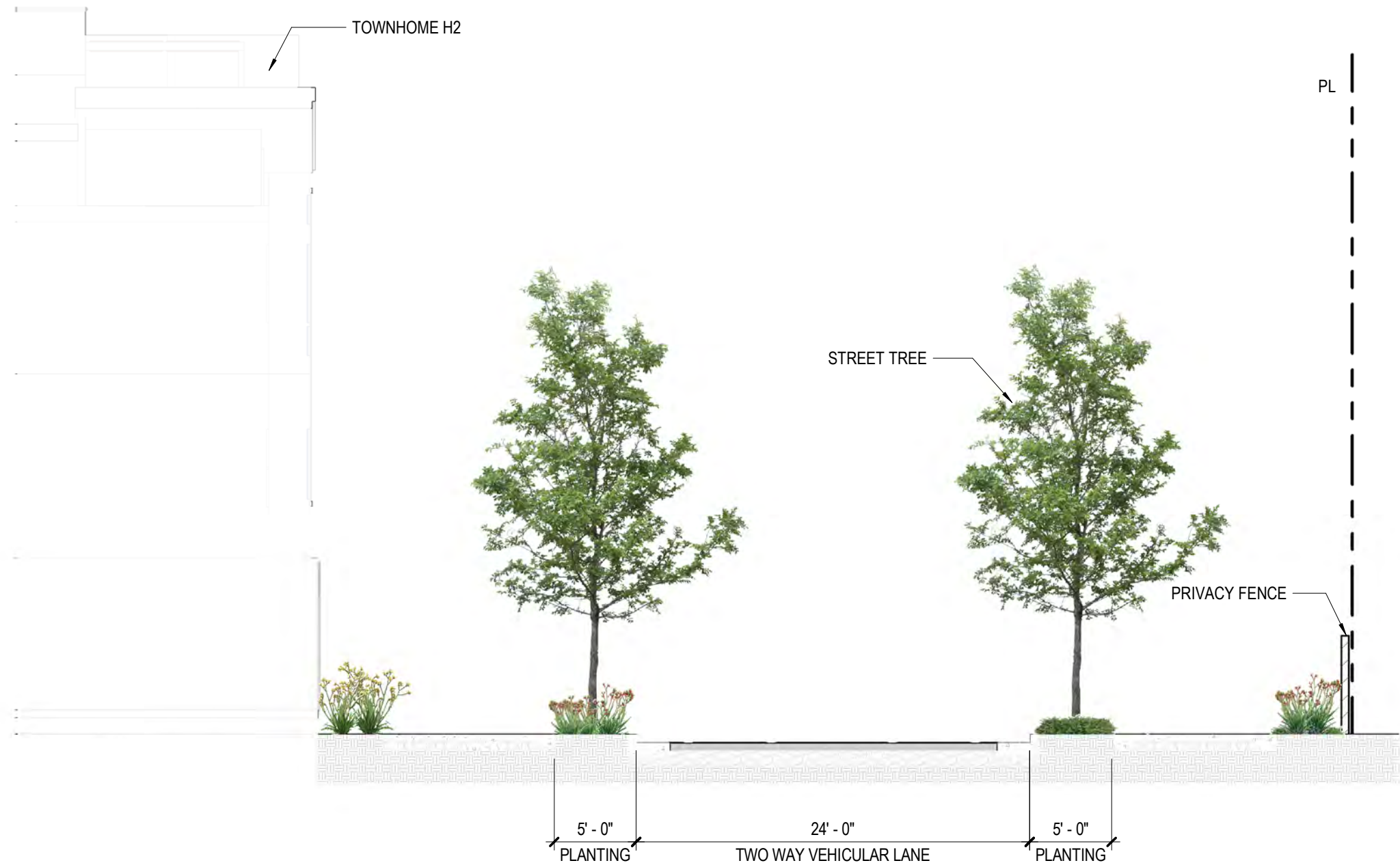
2 5TH STREET - SECTION 2  
1/8" = 1'-0"



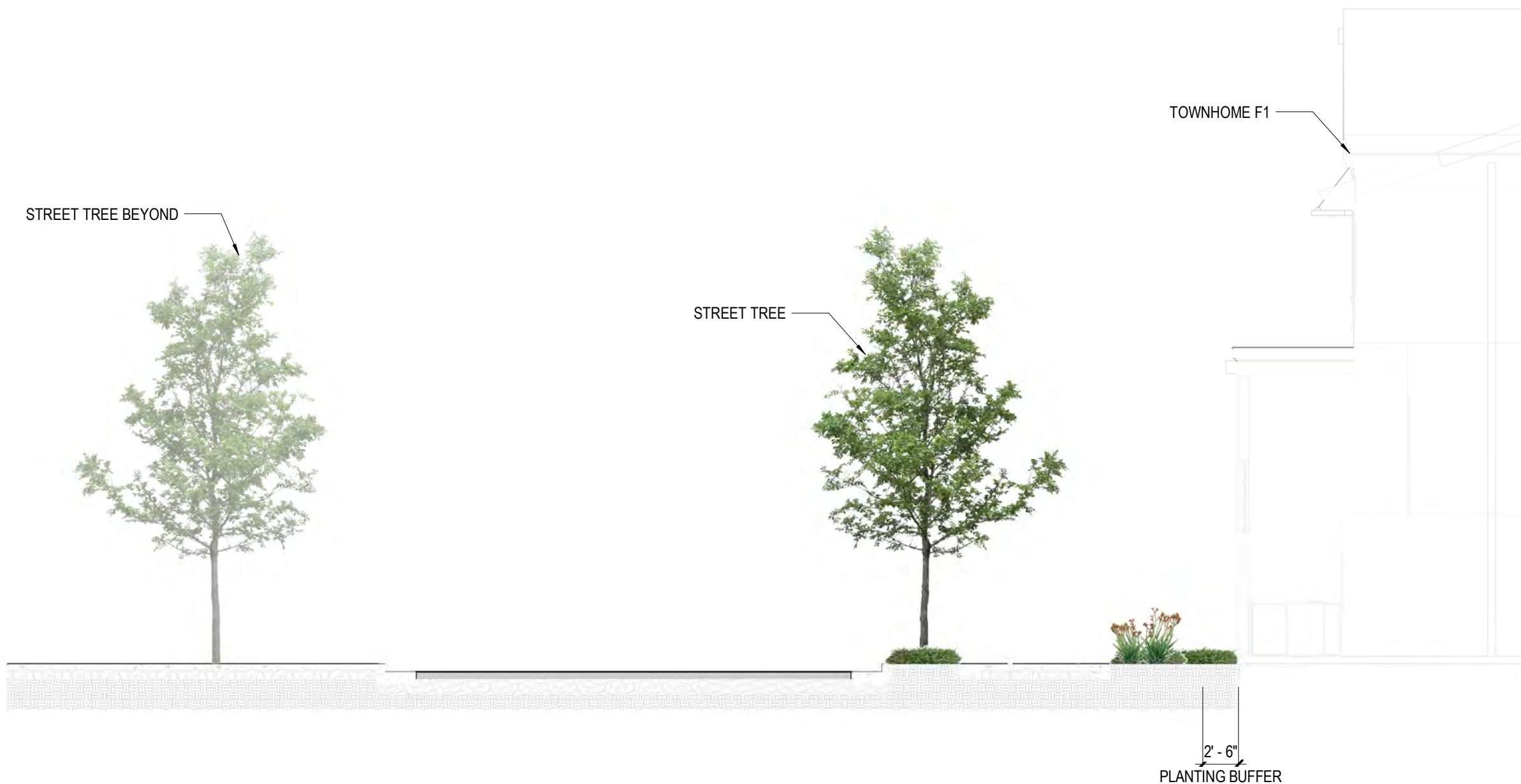
1 5TH STREET - SECTION 1  
1/8" = 1'-0"



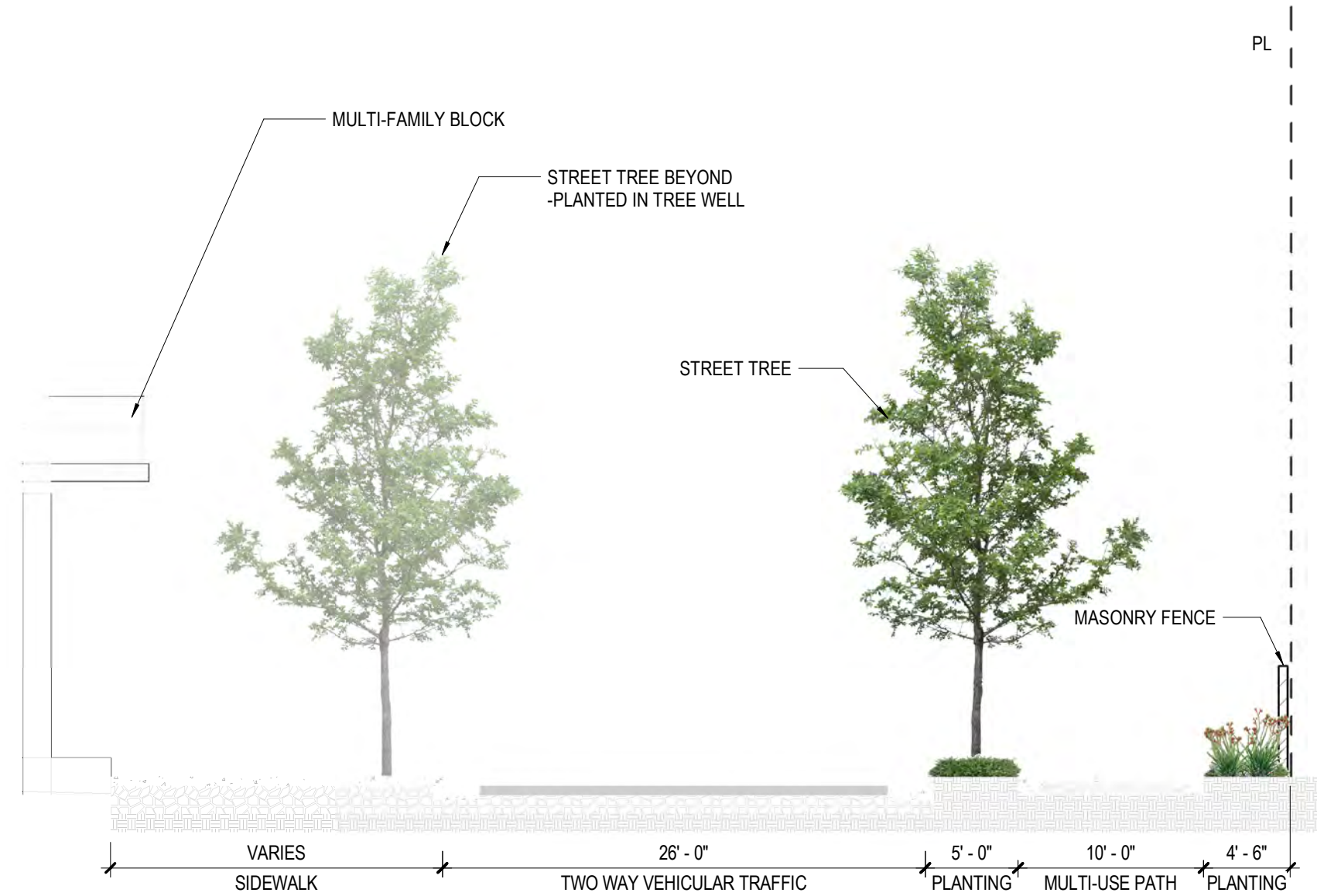
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2 C5 STREET - SECTION 2  
1/8" = 1'-0"



1 C5 STREET - SECTION 1  
1/8" = 1'-0"



3 C5 STREET - SECTION 3  
1/8" = 1'-0"

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### PROJECT

#### NORTH 40 PHASE II

North 40  
Los Gatos, CA 95032



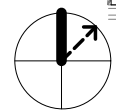
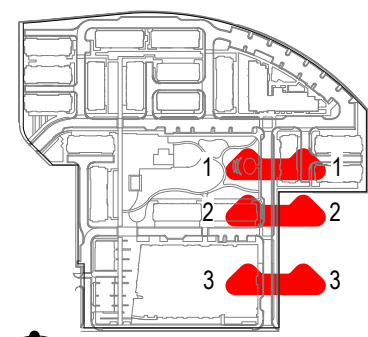
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### TITLE

#### C5 STREET SECTIONS

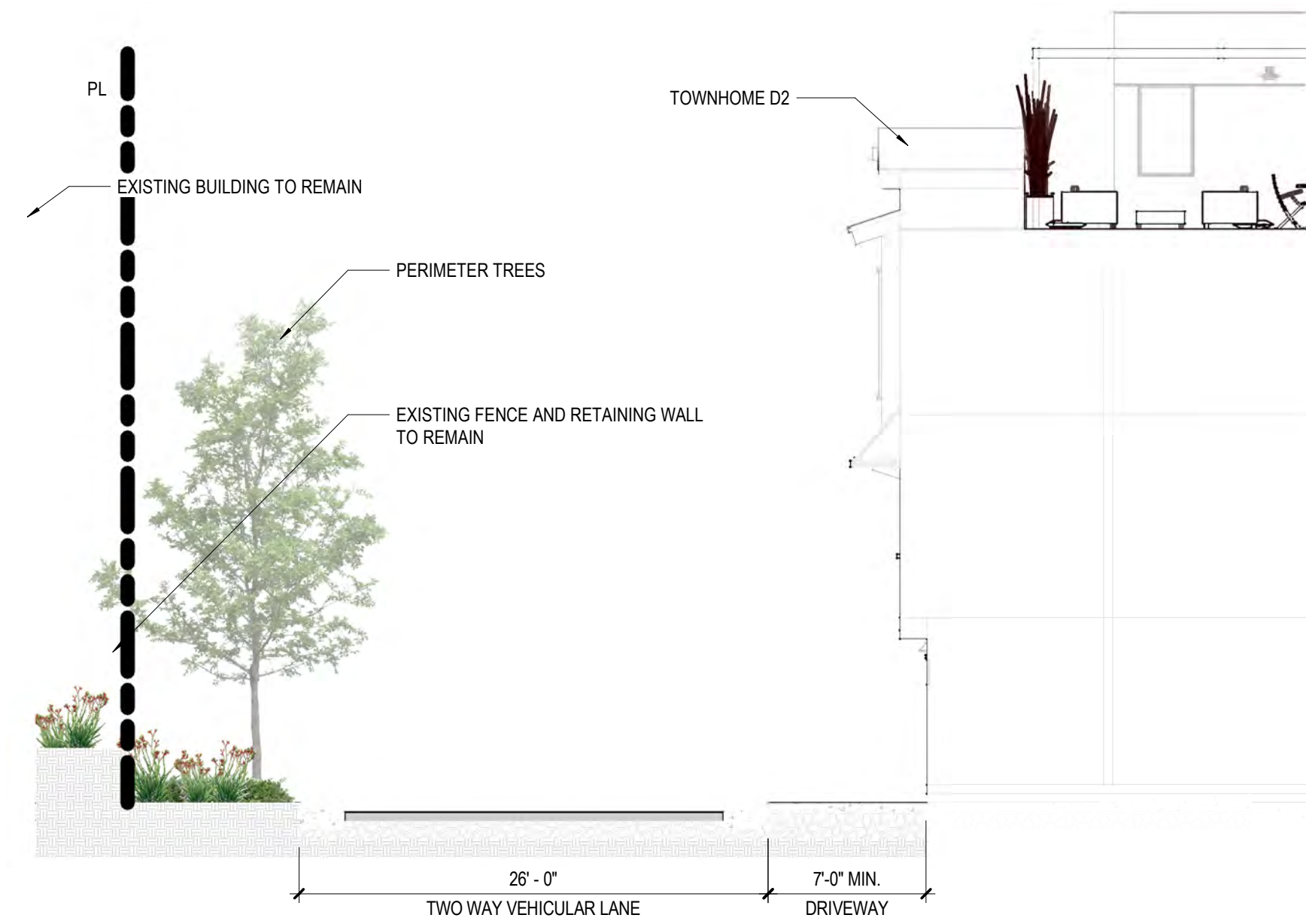
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L3.02

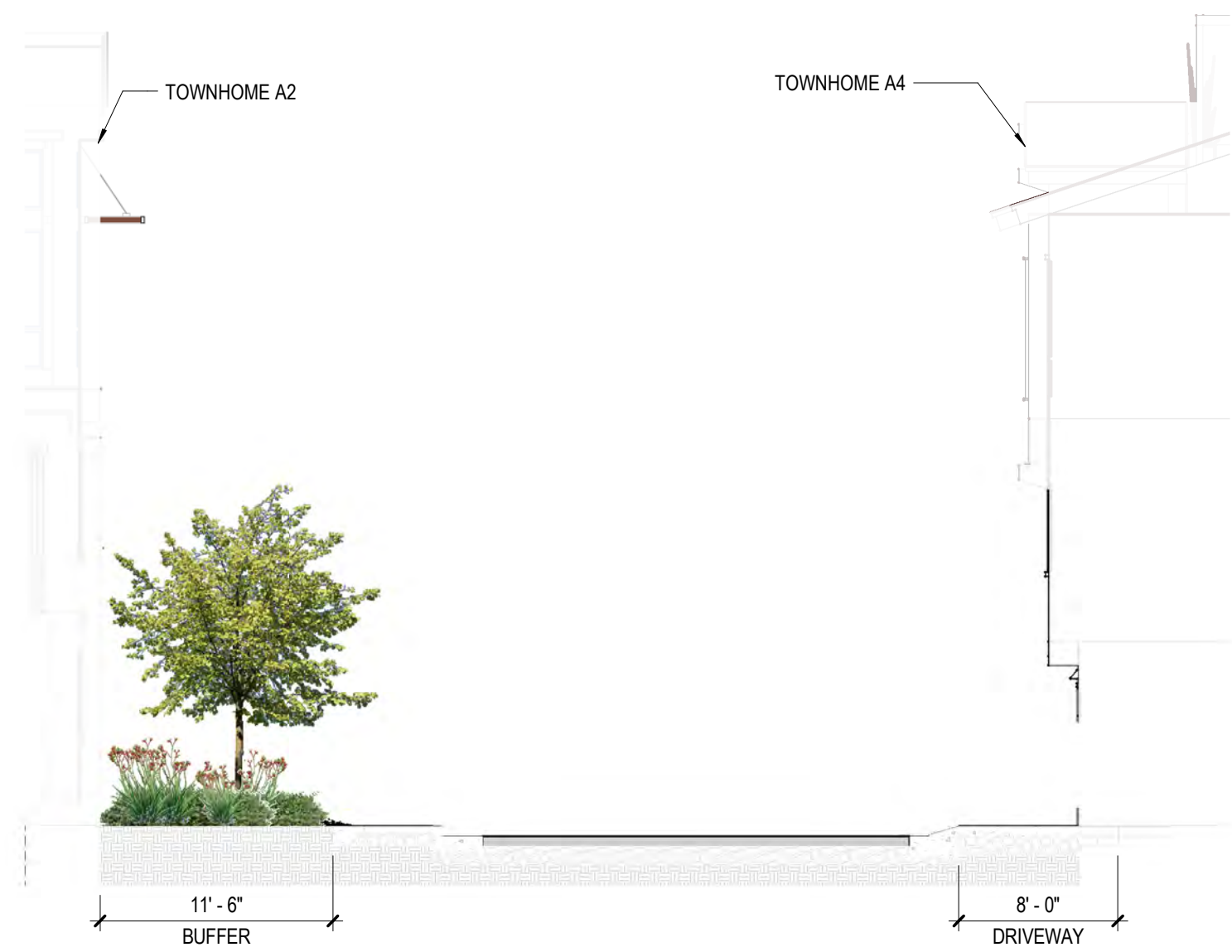
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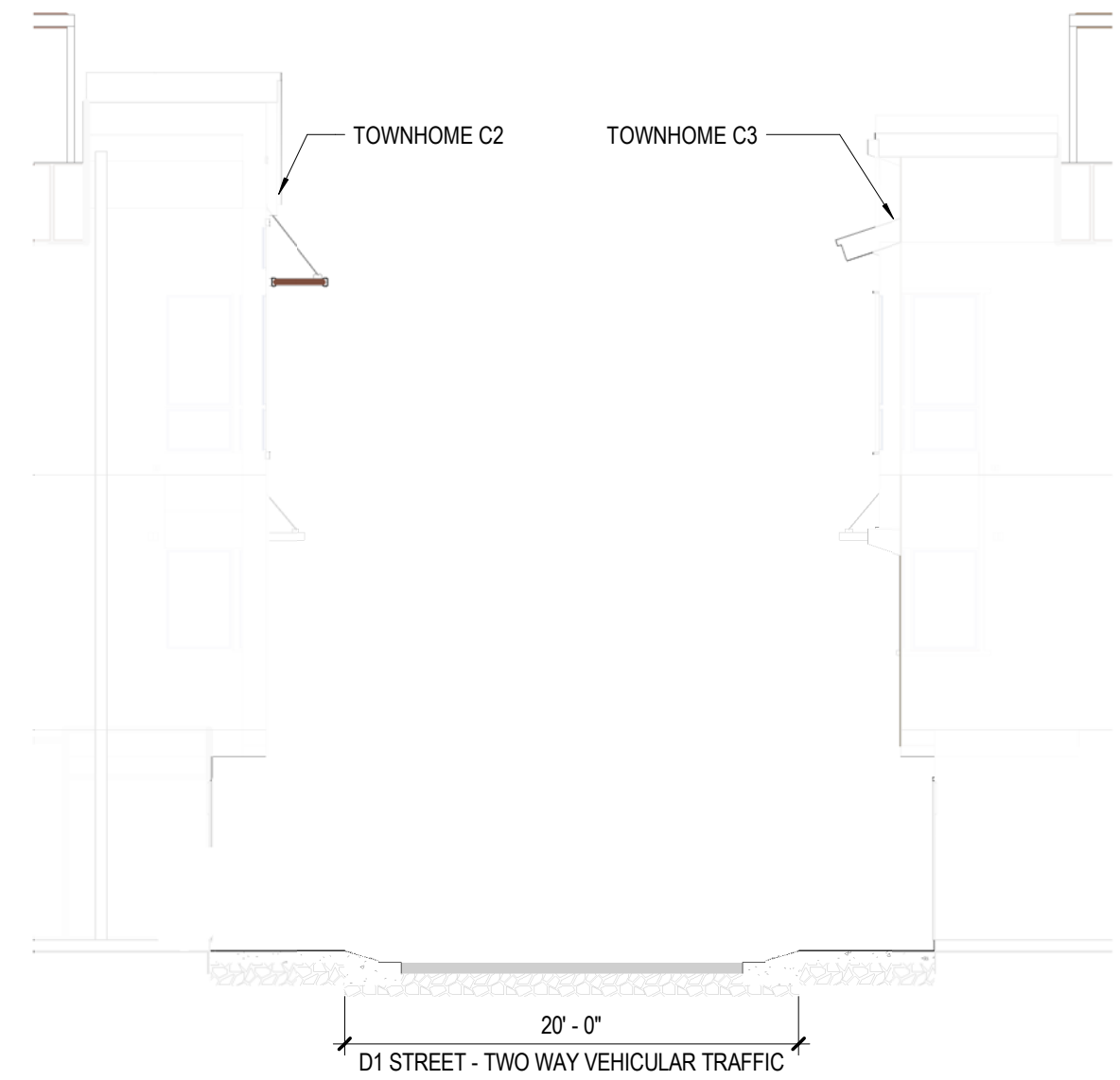
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3 C1 STREET - SECTION  
1/8" = 1'-0"



2 C4 STREET - SECTION  
1/8" = 1'-0"



1 D1 STREET - SECTION  
1/8" = 1'-0"

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#### NORTH 40 PHASE II

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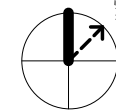
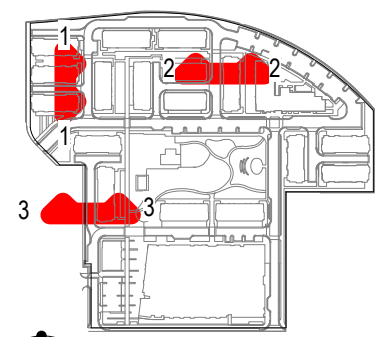


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#### DRIVEWAY SECTIONS

### SHEET NUMBER

L3.03

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PERIMETER TREES



**Pinus radiata**  
Monterey pine

Initial size: 48" box

Mature size:  
80'-100' high x 25'-35' wide

Evergreen



**Populus nigra**  
Lombardy poplar

Initial size: 48" box

Mature size:  
40'-100' high x 15'-30' wide

Deciduous



**Sequoia sempervirens**  
Coast redwood

Initial size: 60" box

Mature size:  
70'-90' high x 15'-30' wide

Evergreen

ORCHARD TREES



**Juglans californica 'Hindsii'**  
California black walnut

Initial size: 36" box

Mature size:  
30' -150' high x 30' -50' wide

Deciduous



**Malus floribunda 'Paris'**  
Pink crabapple

Initial size: 36" box

Mature size:  
12'-20' high x 12'-20' wide

Deciduous



**Prunus serrulata 'Kwanzan'**  
Kwanzan Flowering Cherry

Initial size: 36" box

Mature size:  
20'-25' high x 15'-20' wide

Deciduous

COMMON OPEN SPACE TREES



**Arbutus menziesii**  
Pacific madrone

Initial size: 48" box

Mature size:  
20'-100' high x 20'-100' wide

Evergreen



**Liquidambar styraciflua**  
Sweet gum

Initial size: 48" box

Mature size:  
60' high x 20'-25' wide

Deciduous



**Koeleruteria paniculata**  
Goldenrain tree

Initial size: 48" box

Mature size:  
20'-35' high x 25'-40' wide

Deciduous



**Platanus racemosa**  
Sycamore

Initial size: 48" box

Mature size:  
30'-38' high x 20'-50' wide

Deciduous



**Quercus agrifolia**  
Coast live oak

Initial size: 60" box

Mature size:  
20'-70' high x 20'-70' wide

Evergreen



**Quercus ilex**  
Holly oak

Initial size: 48" box

Mature size:  
30'-60' high x 30'-60' wide

Evergreen



**Magnolia 'Little gem'**  
Dwarf southern magnolia

Initial size: 48" box

Mature size:  
10' high x 8'-12' wide

Evergreen



**Lagerstroemia speciosa**  
Crape myrtles

Initial size: 46" box

Mature size:  
15'-25' high x 20'-25' wide

Deciduous

STREET TREES



**Cinamomum camphora**  
Camphor tree

Initial size: 60" box

Mature size:  
50' high x 60' wide

Evergreen



**Ginkgo biloba**  
Maiden hair tree

Initial size: 48" box

Mature size:  
30'-50' high x 15'-25' wide

Deciduous



**Melaleuca linariifolia**  
Melaleuca

Initial size: 48" box

Mature size:  
20'-30' high x 20'-30' wide

Evergreen



**Tilia cordata**  
Little leaf linden

Initial size: 48" box

Mature size:  
30'-50' high x 15'-30' wide

Deciduous

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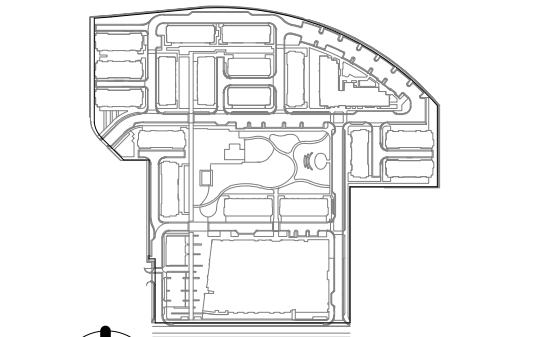
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ISSUE CHART

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Job Number 492028.000

TITLE

TREE PALETTE

SHEET NUMBER

4  
**L4.00**

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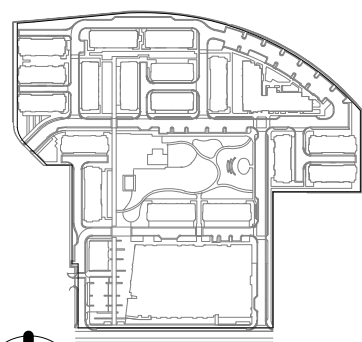


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Grosvenor-Property Americas

One California Street, Suite 3000  
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

PLANT PALETTE

SHEET NUMBER

L4.01

SHRUBS AND PERENNIALS



**Arcostaphylos densiflora**  
Manzanita 'McMinn'

Initial size: 5 gallon  
Mature size:  
7'-10' high x 7'-10' wide  
Drought tolerant  
California native  
Evergreen



**Azalea indica 'formosa'**  
Formosa azalea

Initial size: 5 gallon  
Mature size:  
6'-10' high x 6'-10' wide  
Drought tolerant  
Evergreen



**Buddleia spp.**  
Butterfly bush

Initial size: 5 gallon  
Mature size:  
6'-12' high x 6'-12' wide  
Drought tolerant  
Evergreen



**Calycanthus occidentalis**  
Spicebush

Initial size: 5 gallon  
Mature size:  
3'-10' high x 3'-20' wide  
Drought tolerant  
California native  
Deciduous



**Camellia japonica**  
Camellia

Initial size: 5 gallon  
Mature size:  
6'-12' high x 6'-12' wide  
Evergreen



**Cotoneaster microphyllus**  
Rockspray cotoneaster

Initial size: 5 gallon  
Mature size:  
2'-3' high x 5' wide  
Drought tolerant  
Evergreen



**Escallonia x exoniensis**  
Pink princess escallonia

Initial size: 5 gallon  
Mature size:  
4'-6' high x 4'-6' wide  
Drought tolerant  
Evergreen



**Heteromeles arbutifolia**  
Toyon bush

Initial size: 5 gallon  
Mature size:  
12' high x 8' wide  
Drought tolerant  
California native  
Evergreen



**Lavandula angustifolia**  
Lavander

Initial size: 1 gallon  
Mature size:  
2'-4' high x 2'-3' wide  
Drought tolerant  
Evergreen



**Myrica californica**  
Pacific wax myrtle

Initial size: 5 gallon  
Mature size:  
15' high x 8' wide  
Drought tolerant  
California native  
Evergreen



**Pittosporum tobira**  
Mock orange

Initial size: 5 gallon  
Mature size:  
3'-5' high x 5' wide  
Drought tolerant  
Evergreen



**Rosmarinus officinalis**  
Tuscan blue rosemary

Initial size: 5 gallons  
Mature size:  
6'-7' high x 2'-3' wide  
Drought tolerant  
Evergreen



**Rosmarinus 'prostratus'**  
Postrate rosemary

Initial size: 1 gallon  
Mature size:  
1'-3' high x 3' wide  
Drought tolerant  
Evergreen



**Viburnum tinus**  
Laurestinus

Initial size: 5 gallons  
Mature size:  
7'-20' high x 10' wide  
Evergreen



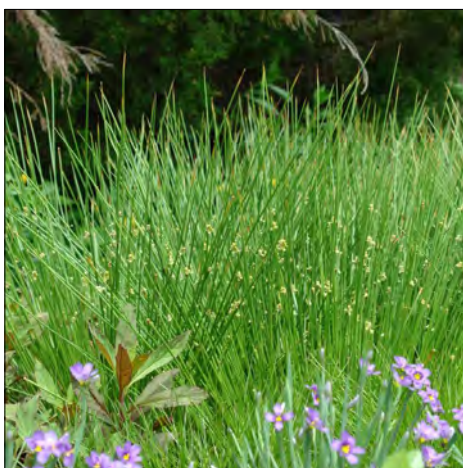
**Carex pansa**  
California meadow sedge

Initial size: 1 gallon  
Mature size:  
8" high x 8" wide  
Drought tolerant  
Evergreen



**Iris douglasiana**  
Pacific coast iris

Initial size: 1 gallon  
Mature size:  
10"-30" high x 10"-30" wide  
Drought tolerant  
California native  
Evergreen



**Juncus effusus**  
Rush

Initial size: 1 gallon  
Mature size:  
2'-4' high x 2' wide  
Evergreen



**Miscanthus sinensis**  
Silver grass

Initial size: 1 gallon  
Mature size:  
3'-7' high  
Evergreen



**Muhlenbergia rigens**  
Deergrass

Initial size: 1 gallon  
Mature size:  
5' high  
Drought tolerant  
Evergreen

VINES



**Parthenocissus tricuspidata**  
Boston ivy

Initial size: 1 gallon  
Deciduous



**Rosa genus**  
Climbing roses

Initial size: 1 gallon  
Evergreen



**Wisteria spp.**  
Wisteria

Initial size: 1 gallon  
Deciduous



CONSULTANTS

CIVIL ENGINEER  
MACKAY & SOMPS  
5142 Franklin Drive Suite B  
Pleasanton, CA 94588

DRY UTILITY DESIGN  
GIACALONE DESIGN  
5820 Stoneridge Mall Rd. Suite 345  
Pleasanton, CA 94588

ASSOCIATED TOWNHOME AND AFFORDABLE  
HOUSING ARCHITECT  
DAHLIN GROUP  
5865 Owens Drive  
Pleasanton, CA 94588

ASSOCIATED MULTI-FAMILY ARCHITECT  
HELLER MANUS ARCHITECTS  
600 Montgomery Street, Suite 1250  
San Francisco, CA 94111

LIGHTING DESIGN  
PIVOTAL AEI  
10 S LaSalle St.  
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II

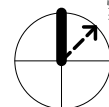
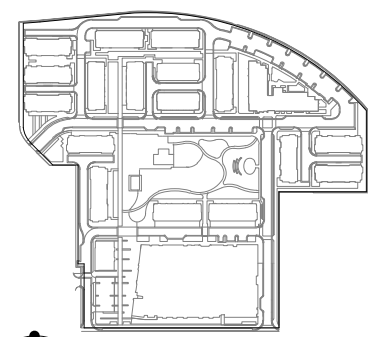
North 40  
Los Gatos, CA 95032



APPLICANT

Grosvenor-Property Americas  
One California Street, Suite 3000  
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

7	ENTITLEMENT SET - REVISION 6	03/05/25
5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
3	ENTITLEMENT SET - REVISION 2	03/13/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE  
LANDSCAPE MATERIALS  
PALETTE

SHEET NUMBER

L4.02

MATERIALS



CONCRETE UNIT  
PAVERS



INTEGRATED COLOR  
CONCRETE



CRUSHED BASALT  
SURFACING



DECOMPOSED GRANITE



CLAD STONE WALLS



STAMPED CONCRETE



WOOD MULCH SURFACING



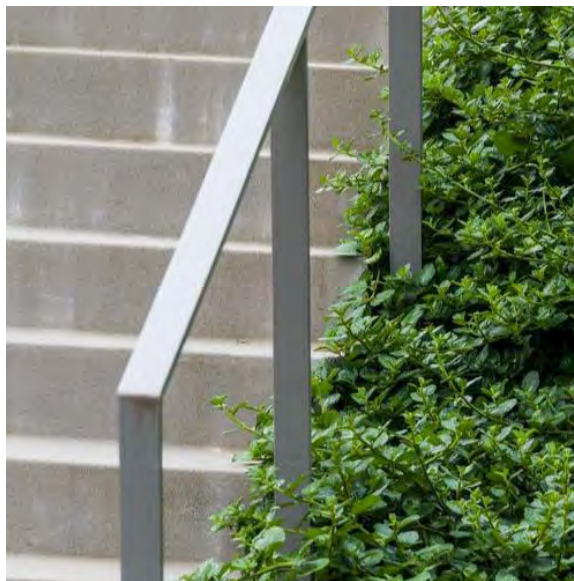
COMPOSITE WOOD DECKING



TACTILE PAVERS



WOOD BENCH



HANDRAILS



WOOD TRELLIS



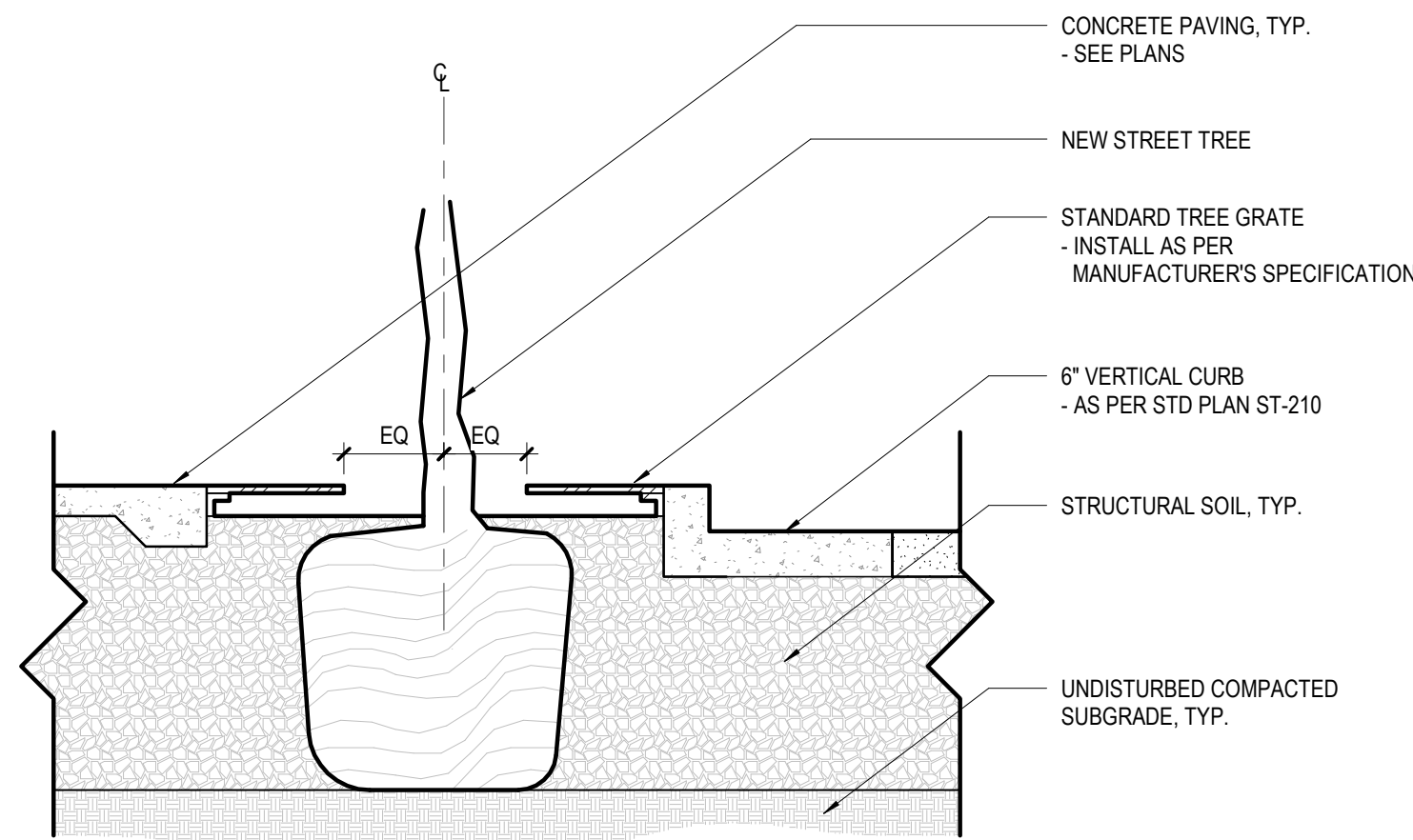
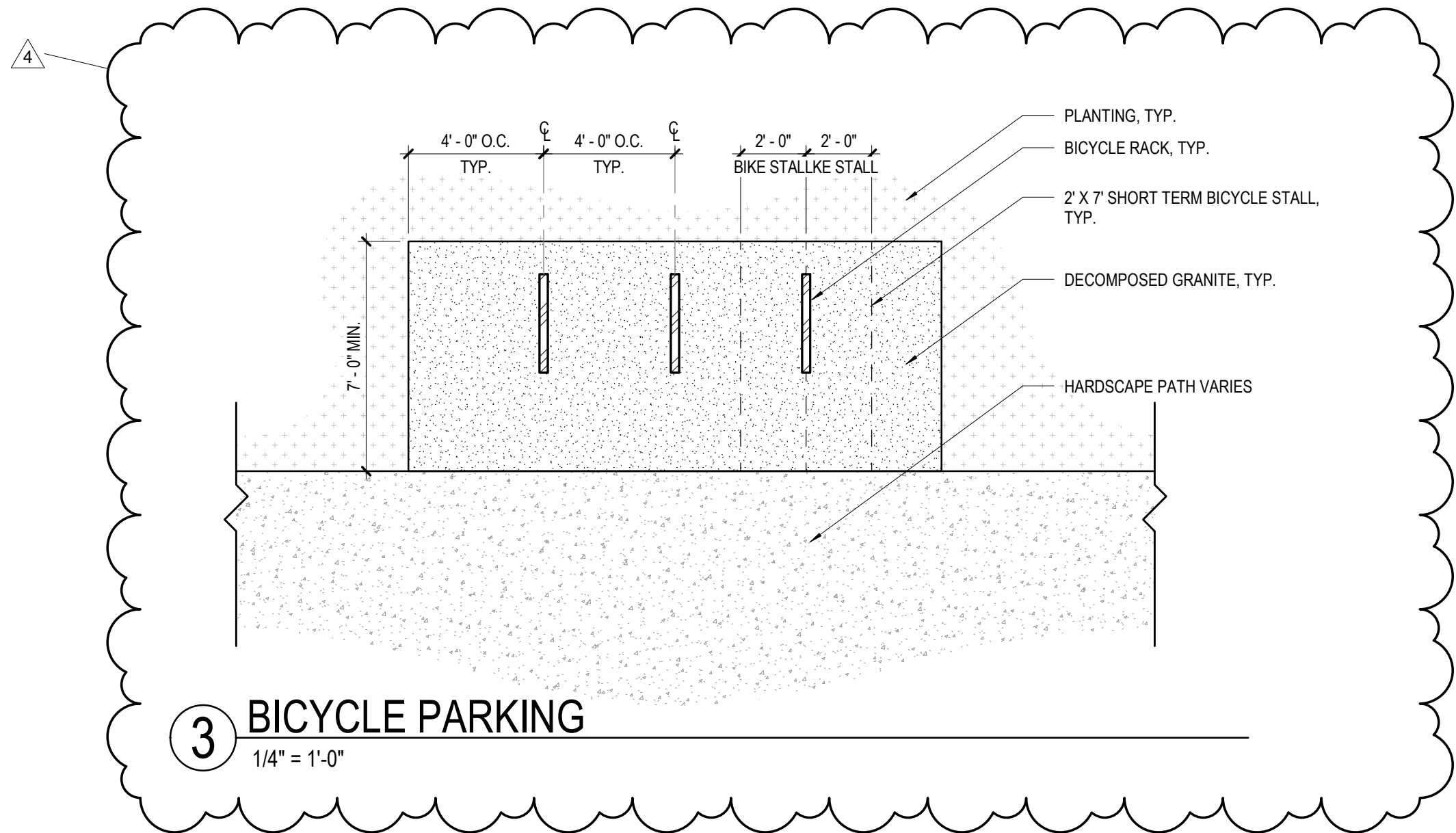
OPEN FENCING (WOOD AND METAL MESH)



PRIVACY FENCING



MASONRY FENCE





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